| 138.0 | 0001 | 0016.A | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 856,300 / | 856,300 |
| | | | | | USE VALUE: | 856,300 / | 856,300 |
| | | | | | ASSESSED: | 856,300 / | 856,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 49 | | SPRING ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | HUNT HARRY H & SOPHIE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 49 SPRING ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 7,400 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1940, having primarily Vinyl Exterior and 1568 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7400.000 | 277,300 | 1,200 | 577,800 | 856,300 |
| Total Card | 0.170 | 277,300 | 1,200 | 577,800 | 856,300 |
| Total Parcel | 0.170 | 277,300 | 1,200 | 577,800 | 856,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 546.11 | /Parcel: 546.1

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 88309 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 10/06/17 |

!10652!

## PREVIOUS ASSESSMENT

Parcel ID: 138.0-0001-0016.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 277,100 | 1200 | 7,400. | 577,800 | 856,100 | 856,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 245,200 | 1400 | 7,400. | 609,900 | 856,500 | 856,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 245,200 | 1400 | 7,400. | 449,400 | 696,000 | 696,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 229,700 | 1400 | 7,400. | 430,100 | 661,200 | 661,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 229,700 | 1400 | 7,400. | 398,000 | 629,100 | 629,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 207,500 | 1400 | 7,400. | 333,800 | 542,700 | 542,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 207,500 | 1400 | 7,400. | 326,100 | 535,000 | 535,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 207,500 | 1400 | 7,400. | 310,700 | 519,600 | 519,600 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 00:56:16 |

## LAST REV

| Date | Time |
|---|---|
| 10/11/17 | 10:29:21 |
| apro | |
| 10652 | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 12822-123 | | 7/3/1975 | | 44,000 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 88309 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/17/2014 | 1367 | Re-Roof | 11,575 | | | | | Strip and reshingl |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/6/2017 | Inspected | BS | Barbara S |
| 9/30/2017 | MEAS&NOTICE | HS | Hanne S |
| 11/21/2008 | Meas/Inspect | 163 | PATRIOT |
| 11/10/1999 | Meas/Inspect | 263 | PATRIOT |
| 7/30/1992 | | JK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7400 | | Sq. Ft. | Site | | 0 | 90. | 0.87 | 10 | | | | | | | | | 577,802 | | | | | | 577,800 | |

Total AC/HA: 0.16988 | Total SF/SM: 7400 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 577,802 | Spl Credit | Total: 577,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 18 - Raised Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1940 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 6 - Ceramic Tile | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | 1 | Rating: | Average |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.03020000 |
| Adj $ / SQ: | 132.123 |
| Other Features: | 95551 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 340670 |
| Depreciation: | 63365 |
| Depreciated Total: | 277305 |

## COMMENTS

643-3562.

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 6 | | BRs: 3 | | | Baths: 2 | | | | HB | | |

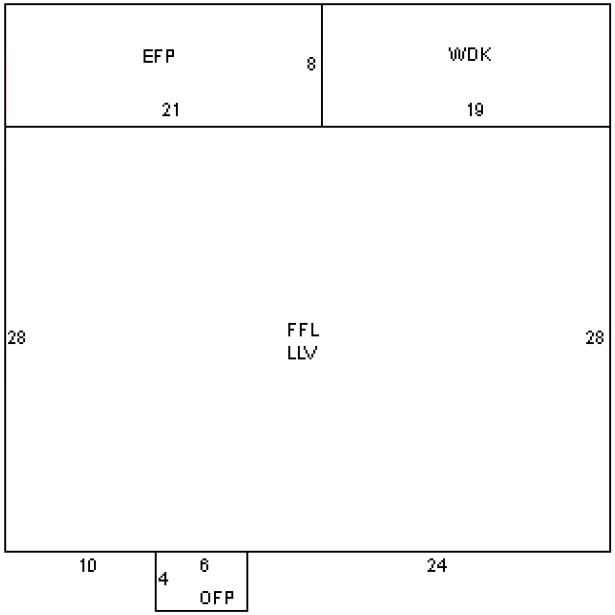
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 132.12 |
| Special Features: | 0 | Val/Su Net: | 107.31 |
| Final Total: | 277300 | Val/Su SzAd | 247.59 |

## SUB AREA

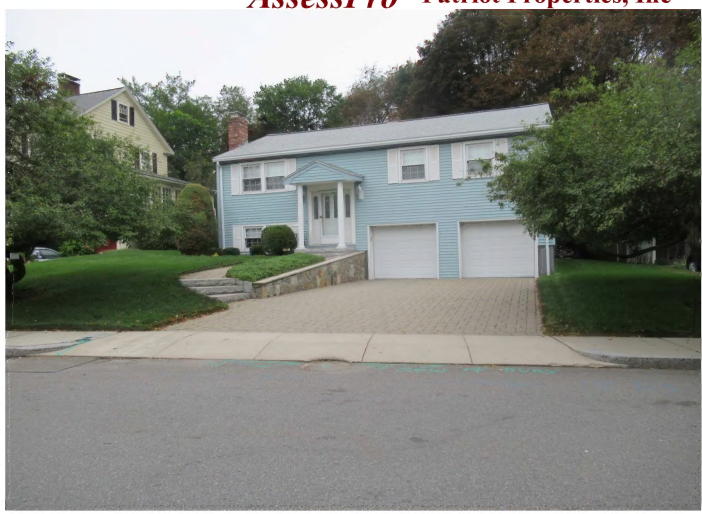
| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,120 | 132.120 | 147,978 |
| LLV | Lower Level | 1,120 | 77.290 | 86,567 |
| EFP | Enclos Porch | 168 | 44.740 | 7,517 |
| WDK | Deck | 152 | 12.960 | 1,970 |
| OFP | Open Porch | 24 | 45.330 | 1,088 |
| | Net Sketched Area: | 2,584 | Total: | 245,120 |
| Size Ad | 1120 | Gross Are | 2584 | FinArea 1568 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 40 | A | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

PARCEL ID: 138.0-0001-0016.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 12X18 | A | AV | 1970 | 3.99 | T | 39.2 | 101 | | | 500 | | | 500 |
| A2 | WOOD SHD | D | Y | 1 | 8X16 | A | AV | 1990 | 7.56 | T | 23.2 | 101 | | | 700 | | | 700 |

More: N | Total Yard Items: 1,200 | Total Special Featues: | Total: 1,200